

CHARTER BYLAW 20313

To allow for low intensity commercial, office and service uses, Schonsee

Purpose

Rezoning from CNC to CB1; located at 16703 - 71 Street NW and 7004 - 167 Avenue NW.

Readings

Charter Bylaw 20313 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 20313 be considered for third reading.”

Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on October 14 and 22, 2022. The Charter Bylaw can be passed following third reading.

Position of Administration

Administration supports this proposed Charter Bylaw.

Report

The purpose of proposed Charter Bylaw 20313 is to change the zoning of the subject site from (CNC) Neighbourhood Convenience Commercial Zone to (CB1) Low Intensity Business Zone to allow for low intensity commercial, office and service uses, and limited Residential-related Uses above the first storey.

An associated road closure (Bylaw 20289) proposes to close a portion of road right-of-way which will be consolidated with this site.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

Community Insights

Advance Notice was sent to surrounding property owners and the presidents of the Kilkenny and Lago Lindo Community League and Area Council No.17 on September 1, 2022. Two responses were received and are summarized in the attached Administration Report.

BYLAW 20313

Attachments

1. Charter Bylaw 20313
2. Administration Report (attached to item 3.1 - Bylaw 20289)